Update on Regional Planning Activities:

Regional Housing Needs Allocation (RHNA) and
Plan Bay Area 2050

City Council Meeting

September 15, 2020

Presentation Outline

1. **Update on 2023-2031 Regional Housing Needs Allocation (RHNA)**
   - Background
   - Regional Housing Needs Determination
   - Allocation methodology
   - RHNA estimates
   - Next steps

2. **Update on Plan Bay Area 2050**
   - Background
   - Growth projections
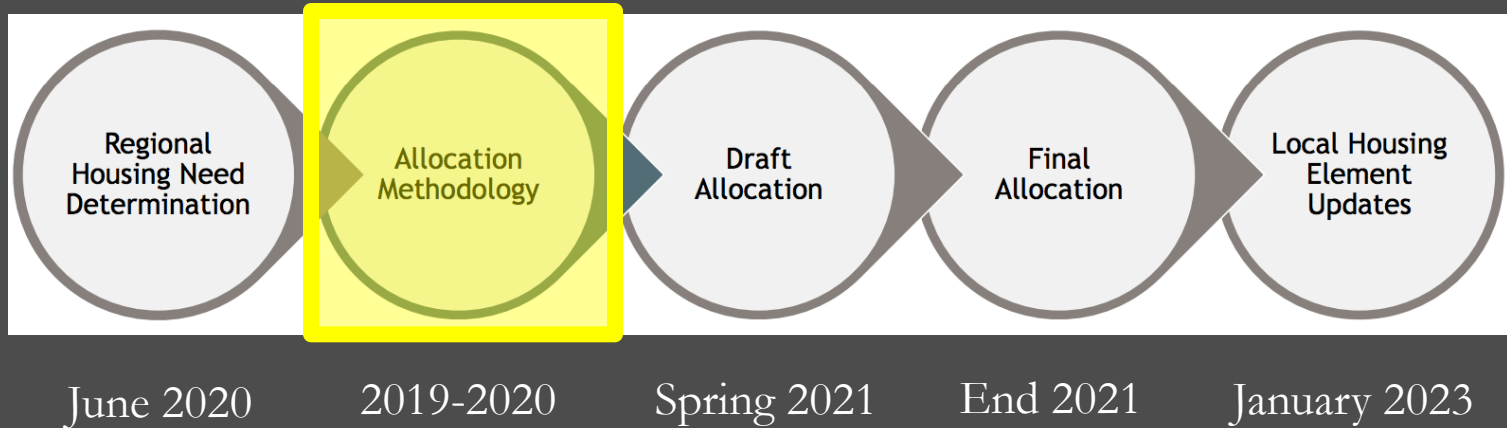   - Draft Blueprint strategies
   - Next steps

RHNA

What is the Regional Housing Needs Allocation (RHNA)?

- State law requires local governments to adequately plan to meet housing needs across all income levels in General Plan Housing Element

- Eight year RHNA cycles (current: 2015-2023; upcoming 2023-2031)

- State Role: HCD identifies total number of units, across all income groups, for which the region must plan - Regional Housing Needs Determination (RHND)

- Regional Role: Association of Bay Area Governments (ABAG) allocates a share of housing need, by income, to each jurisdiction (RHNA)

- Local Role: Jurisdictions update/implement Housing Element

RHNA

Schedule for the upcoming 2023-2031 RHNA

Regional Housing Need Determination	Allocation Methodology	Draft Allocation	Final Allocation	Local Housing Element Updates
June 2020	2019-2020	Spring 2021	End 2021	January 2023

RHNA

Regional Housing Needs Determination (RHND)

- June 2020: State HCD issued 2023-2031 RHND for Bay Area: 441,176 units

- 2.35x greater than previous cycle (2015-2023)

- Recent State law requiring consideration of existing unmet need drives higher numbers
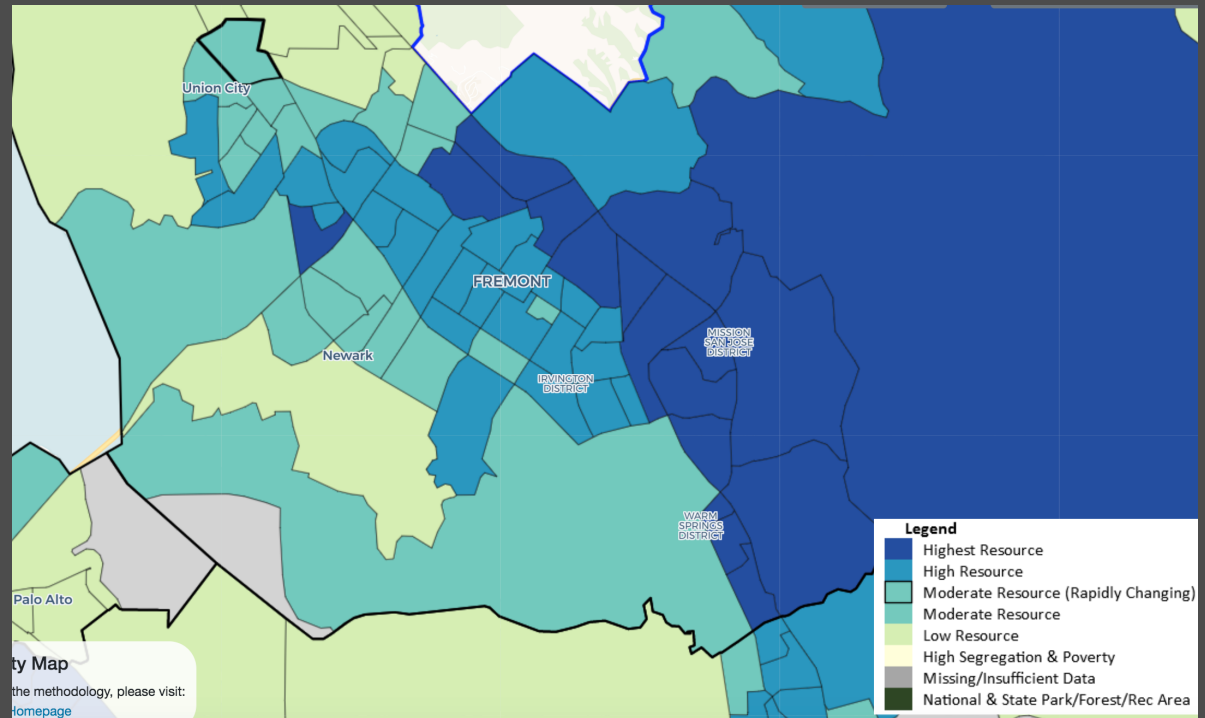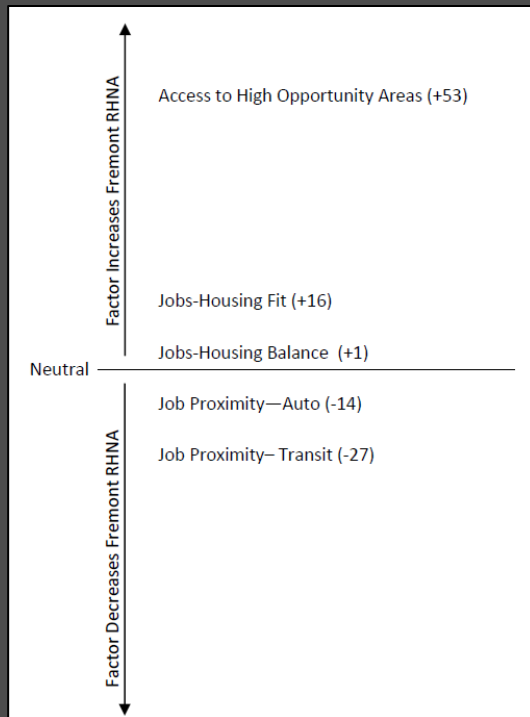
Income Category	RHND 2023-2031	
	Percent	**Units**
Very Low	25.9%	114,442
Low	14.9%	65,892
Moderate	16.5%	72,712
Above Moderate	42.6%	188,130
Total	**100%**	**441,176**

RHNA

Development of Allocation Methodology

- ABAG charged with developing an equitable methodology of distributing 441,176 units across all income levels among local jurisdictions

- Housing Methodology Committee

  - Comprised of a diverse group of local elected officials, local planning staff, regional stakeholders

  - Responsible for making a methodology recommendation to Regional Planning Committee/ABAG Executive Board

  - Scheduled to make a recommendation on methodology on September 18th

- More HCD oversight of methodology **(new this cycle)**

- ABAG Executive Board will select methodology Spring 2021

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RHNA

Potential Methodology Factors

Factor Increases Fremont RHNA

Access to High Opportunity Areas (+53)

Jobs-Housing Fit (+16)

Jobs-Housing Balance (+1)

Neutral

Job Proximity—Auto (-14)

Job Proximity– Transit (-27)

Factor Decreases Fremont RHNA

RHNA

Potential Methodologies

Option 5A:
50/50 High Opportunity Areas & Jobs
(differences from 2A underlined)

Very Low and Low
50%   Access to High Opportunity Areas
50%   Jobs-Housing Fit

Moderate and Above Moderate
50%   Access to High Opportunity Areas
50%   Job Proximity – Auto

Option 6A:
Modified High Opportunity Areas Emphasis
(differences from 3A underlined)

Very Low and Low
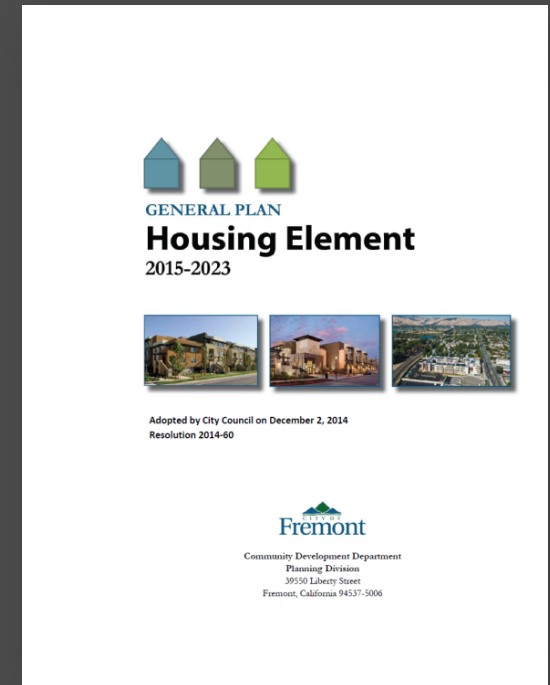70%   Access to High Opportunity Areas
30%   Jobs-Housing Fit

Moderate and Above Moderate
40%   Access to High Opportunity Areas
60%   Job Proximity – Auto

Income Category	2015-23 RHNA	Option 5A	Option 6A
Very Low	1,714	4,138	4,368
Low	926	2,383	2,515
Moderate	978	2,343	2,212
Above Moderate	1,837	6,061	5,724
Total RHNA	5,455	14,925	14,820

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RHNA

Next Steps

- Housing Methodology Committee scheduled to make a recommendation September 18th

- ABAG Executive Board selection Spring 2021

- Final allocation end of 2021

- Kickoff Fremont Housing Element Update (2020)

    - Sites analysis (SB2 funded) – additional challenges this cycle (more restrictions/no net loss)

    - Possible LEAP Grant funding

    - Adoption January 2023

GENERAL PLAN
Housing Element
2015-2023

Adopted by City Council on December 2, 2014
Resolution 2014-60

Fremont

Community Development Department
Planning Division
39550 Liberty Street
Fremont, California 94537-5006

Plan Bay Area 2050

What is Plan Bay Area 2050?

- Joint initiative between ABAG and MTC

- Regional plan required to be prepared every four years

- Links long range transportation and land use planning

- Strategies provide a "blueprint" for how the region can accommodate forecasted growth while also achieving the region's greenhouse gas (GHG) reduction targets.

- Pinpoints the policies and investments necessary to create a more **affordable**, **connected**, **diverse**, **healthy**, and **vibrant** Bay Area.
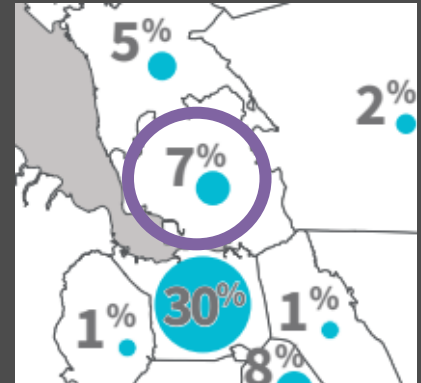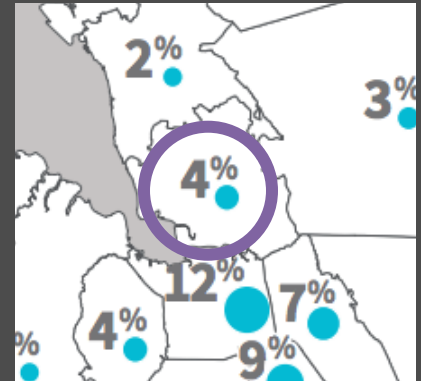
Plan Bay Area 2050

How does Plan Bay Area 2050 affect local land use?

- Does not take away any land use authority

- Influences public policy at State, regional and local levels, and steer investments towards growth geographies

- RHNA required to be consistent with growth pattern

Plan Bay Area 2050

Growth Forecast

- 1.3 million new households (2015-2050)

- 1.4 million new jobs (2015-2050)

- Focused growth in growth geographies

- Increased growth from Plan Bay Area 2040

- **BOLD** strategies are needed to accommodate this level of growth while meeting GHG reduction targets and the other aspirational goals of the Plan

Plan Bay Area 2050

Draft Blueprint

- Consists of 25 strategies organized around four major topics: Housing, Environmental, Transportation, Economic

- **Transportation** Strategies

- **Housing** Geographies & Strategies

- **Economic** Geographies & Strategies

- **Environmental** Strategies

Plan Bay Area 2050

Housing Objectives

- Plan for 1.3 million new households across all income levels

- Spur Housing Production and Create Inclusive Communities

- Protect, Preserve, and Produce More Affordable Housing

Plan Bay Area 2050

Housing Strategies

Programs and Strategies	Investment ($B)
Further Strengthen Renter Protections	$2
Preserve Existing Affordable Housing	$237
Build Affordable Housing	$219
Provide Mortgage and Rental Assistance	$10
Transform Aging Malls and Office Parks into Neighborhoods	
Accelerate Reuse of Public Land for Housing	
Increase Density Near Access to Transit, Schools, and Services	

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Plan Bay Area 2050

Environmental Objectives

- Meet or exceed a 19 percent per-capita GHG reduction target for light-duty vehicles by 2035

- Reduce risks from hazards

- Reduce our impact on the environment

Plan Bay Area 2050

Environmental Strategies

Programs and Strategies	Investment ($B)
Adapt to Sea Level Rise	$19
Retrofit Existing Buildings (Energy, Water, Seismic, Fire)	$15
Carbon Neutral Commercial and Public Buildings	$18
Maintain Urban Growth Boundary	
Protect and Manage Conservation Lands	$15
Expand Parks, Trails, and Recreation Facilities	$30
Telecommute Mandates for Major Office Employers	
Expand Transportation Demand Management Incentives	$1
Expand Clean Vehicle Initiatives	$4

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Plan Bay Area 2050

Transportation Objectives
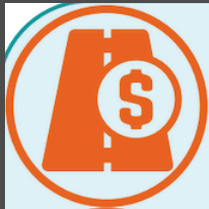
Maintain and Optimize the Existing System

Create Healthy and Safe Streets

Build a Next-Generation Transit Network

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Plan Bay Area 2050

Transportation Strategies

Programs and Strategies	Investment ($B)
Restore, Operate and Maintain Existing System - Roads and Transit	$390
Modernize and Enhance Transit Network - Local Transit, Regional Rail, Express Lanes/Buses - Seamless Mobility Experience - Reform Region Fare Policy	$134
Improve Interchanges and Address Highway Bottlenecks	$11
Implement Per-Mile Tolling on Congested Freeways	
Build a Complete Streets Network - 10,000 miles of bikeways	$13
Advance Regional Vision Zero Traffic Safety Policy - Automated Speed Enforcement; 55 MPH on Freeways	

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Plan Bay Area 2050

Fremont Area Transportation Projects

Regional Priorities (MTC)

- Irvington BART Station
- Decoto Road Multimodal Corridor
- Fremont Blvd Multimodal Corridor
- SR 262 Upgrade (long-term)
- Regional Rail: BART, AC Transit, ACE, Capitol Corridor, Valley Link, Dumbarton Transit (long-term), New TransBay Crossing (long-term)

County Priorities (ACTC)

- SR 262 Upgrade Planning/Design (near-term)
- I-680 Interchange Modernization
- Bike/Ped Bridges and Trails (880/Innovation, 680/Sabercat, East Bay Greenway, Dumbarton to Quarry Lakes, Niles Canyon, Bay Trail)

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Plan Bay Area 2050

Economic Development Strategies

- Major shifts in location of jobs and housing – more housing in jobs-rich areas, less job growth

- Tri-Cities: forecasted 7% of region's job growth/4%of region's housing growth through 2050

- Greater focus on job type-creating more middle wage jobs

- 48% of all regional jobs in manufacturing and industrial occupations

- Preservation of regionally important industrial lands (PPAs)
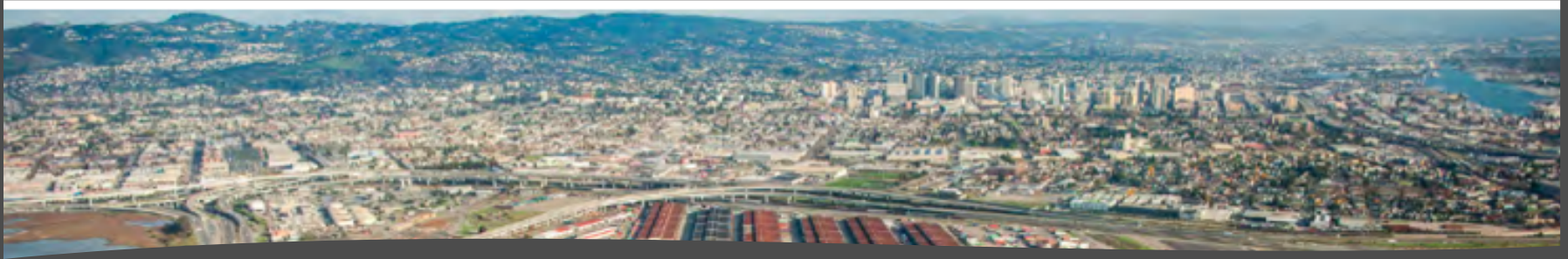
Plan Bay Area 2050

Priority Production Areas

- Zoned for industrial use or have predominantly industrial uses

- At least half mile distant from a major rail commute hub (BART, Amtrak)

- Cannot overlap with a Priority Development Area

- Located in jurisdictions with a certified Housing Element

Plan Bay Area 2050

Fremont's Balanced Job Growth

Year	Jobs	Unemployment Rate	Employed Residents	Jobs / Employed Resident Ratio
2019	116,838	2.5%	117,700	0.99
2018	115,403	2.7%	117,200	0.98
2017	111,995	3.3%	114,900	0.97
2016	107,537	3.9%	113,300	0.95
2015	101,942	3.7%	111,300	0.92
2014	91,516	4.6%	108,700	0.84
2013	88,405	5.7%	106,700	0.83
2012	85,983	6.9%	104,500	0.82
2011	80,746	8.0%	101,100	0.80
2010	82,959	8.7%	99,500	0.83

Plan Bay Area 2050

The Role of Workforce Housing

- Fremont continues to see new business investment and job growth from larger employers
- New housing helps alleviate demand for existing housing stock
- New housing units more likely to be occupied by working-age residents than existing housing
- New residents increase consumer spending that support retail and small businesses

Questions?

Fremont